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MEMORANDUM September 20, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 10/16/73

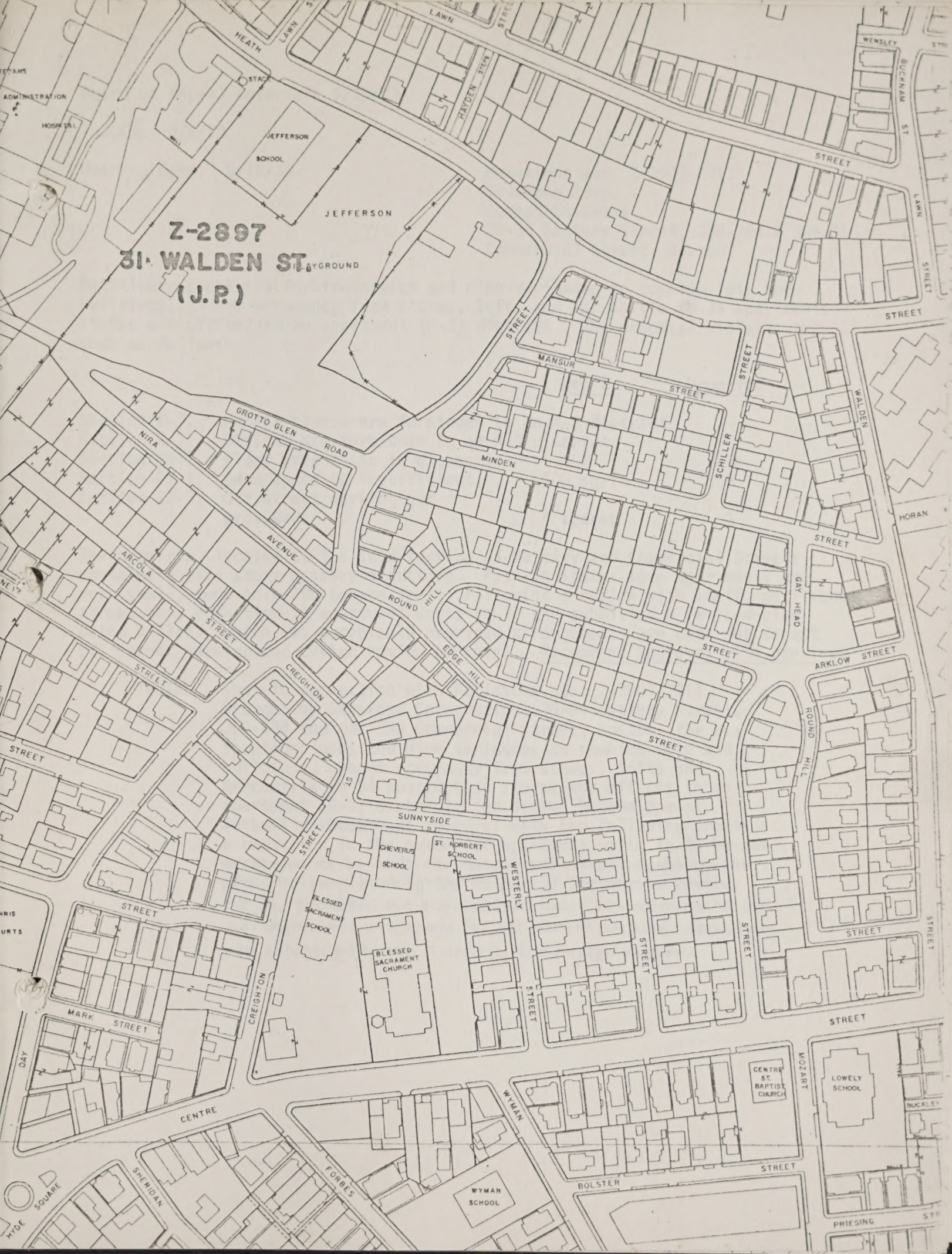
Petition No. Z-2897
H. & W. Realty Trust
Daniel F. Brady, Trustee
31 Walden Street, Jamaica Plain

Petitioner seeks a forbidden use and two variances for a change of occupancy from a one family dwelling to a three family dwelling in a residential (R-.8) district. The proposal violates the code as follows:

		Req'd	Proposed
Section 8-7.	A dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an R-.8 district.		
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	0
Section 17-1.	Open space is insufficient.	800 sf/du	525 sf/du

The property, located on Walden Street near the intersection of Minden Street, contains a three story frame structure. Proposed conversion would be compatible with residential nature of the neighborhood. Bromley Heath housing project is located opposite the site. Recommend approval.

VOTED: That in connection with Petition No. Z-2897, brought by H. & W. Realty Trust, Daniel F. Brady, Trustee, 31 Walden Street, Jamaica Plain, for a forbidden use and two variances for a change of occupancy from a one family dwelling to a three family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed conversion would be compatible with residential nature of the neighborhood.


Z-2897
31 WALDEN ST. (J.P.)
HEATH
LAWN
HADEN
WENSLEY
BUCKNAM ST.
STREET
LAWN
STREET
STREET
JEFFERSON
SCHOOL
JEFFERSON
PLAYGROUND
ADMINISTRATION
HOSPITAL
STACK
MANSUR
STREET
STREET
SCHILLER
WALDEN
HORAN
STREET
GROTTO GLEN
ROAD
NIRA
AVENUE
MINDEN
ARCOLA
STREET
ROUND HILL
GAY HEAD
STREET
ARKLOW STREET
EDGE HILL
STREET
CREIGHTON
STREET
STREET
ROUND HILL
STREET
SUNNYSIDE
ST
CHEVERUS SCHOOL
ST. NORBERT SCHOOL
WESTERLY
BLESSED SACRAMENT SCHOOL
BLESSED SACRAMENT CHURCH
STREET
STREET
STREET
STREET
STREET
MARK
STREET
CREIGHTON
DAY
CENTRE
WYMAN
CENTRE ST. BAPTIST CHURCH
MOZART
LOWELY SCHOOL
BUCKLEY
STREET
BOLSTER
WYMAN SCHOOL
SHERIDAN
FORBES
HYDE SQUARE
PRIESING

Board of Appeal Referrals 9/20/73

TABLED: 9/6/73

Hearing Date: 9/18/73

Petitions Nos. Z-2909-2911
Savarese Corp.
Joseph Savarese
30-34 Battery Street, 380-384 & 386-390 Commercial Street, Boston

Petitioner seeks six forbidden uses and nine variances to combine lots and buildings, change occupancy from stores, lofts and mercantile to 34 apartments, stores and offices in an apartment (H-3) district. The proposal violates the code as follows:

		Req'd	Proposed
Section 8-7.	Retail stores are forbidden in an H-3 district.		
Section 8-7.	Offices are forbidden in an H-3 district.		
Section 15-1.	Floor area ratio is excessive.	3.0	5.5
Section 17-1.	Open space is insufficient.	100 sq/fu	0
Section 23-7.	Off street parking not provided.	4 spaces	0

The property, located at the intersection of Battery and Commercial Streets, contains a five story masonry structure. Plan indicates some apartments are very small, some only 280 square feet. Following a review with staff, petitioner agreed to a reduction in apartment units to 30 and submitted a revised plan dated 9/12/73, which was acceptable provided arrangements are made for tenant off street parking and design review approval. Recommend approval with provisos

VOTED: That in connection with Petitions Nos. Z-2909-2911, brought by Savarese Corporation, 30-34 Battery Street, 380-384 and 386-390 Commercial Street, Boston, for six forbidden uses and nine variances to combine lots and buildings, change occupancy from stores, lofts and mercantile to 34 apartments, stores and offices in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: a reduction in the number of apartment units to 30 ~~be made~~; ~~arrangements be made for tenant off-street parking; and plans be submitted to the Authority for design review~~. or 34, provided the substandard units are eliminated and arrangements are made for off-street parking, and plans are submitted to the Authority for design review.

Z-2909-11

30-34 BATTERY ST.

380-390 COMMERCIAL ST

(B.P.)



Board of Appeal Referrals 9/20/73

Hearing Date: 10/2/73

Petitions Nos. Z-2898-2899
Stair Craft Steel Corporation
561-565 Shawmut Avenue and 45 Camden Street
Boston

Petitioner seeks two forbidden uses to combine buildings and change occupancy from stores to manufacturing of wrought iron furniture and accessories in a local business (L-2) district. The proposal violates the code as follows:

Section 8-7. Manufacturing of wrought iron furniture and accessories is forbidden in an L-2 district.

The property, located at the intersection of Shawmut Avenue and Camden Street in the South End Urban Renewal Area, contains two, one-story masonry structures. The site is directly adjacent to new low-moderate income family housing constructed through the renewal program. Proposed industrial facility could constitute a potential hazard and generate undesirable noise. Additional commercial traffic would present problems of truck access, circulation and parking. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-2898-2899, brought by Stair Craft Steel Corporation, 561-565 Shawmut Avenue and 45 Camden Street in the South End Urban Renewal Area, for two forbidden uses to combine buildings and change occupancy from stores to manufacturing of wrought iron furniture and accessories in a local business (L-2) district, the Boston Redevelopment Authority recommends denial. The site is directly adjacent to new low-moderate income family housing constructed through the renewal program. Proposed industrial facility could constitute a potential hazard and generate undesirable noise. Additional commercial traffic would present problems of truck access, circulation and parking.

Z-2998-99

45 CAMDEN ST.

561-565 SHAWMUT AVE.

(B.P.)

Board of Appeal Referrals 9/20/73

Hearing Date: 10/16/73

Petition No. Z-2900
Rocco Natarelli
17 Linden Street, Allston

Petitioner seeks a variance to legalize occupancy for a two family dwelling and lodging house in a residential (R-.8) district. The proposal violates the code as follows:

		Req'd	Proposed
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	371 sf/du

The property, located on Linden Street near the intersection of Cambridge Street, contains a 2½ story frame structure. In August 1972, petitioner appealed for a conversion from two family dwelling to four apartments. Subsequently, the Authority recommended denial, and the Board of Appeal by proviso limited the occupancy to four apartments only. Staff recommends that the Board of Appeal proviso remain in effect and the building be restored to legal occupancy. Recommend denial.

VOTED: That in connection with Petition No. Z-2900, brought by Rocco Natarelli, 17 Linden Street, Allston, for a variance to legalize occupancy for a two family dwelling and lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Board of Appeal proviso of December 19, 1972, should remain in effect and the building restored to legal occupancy.

Board of Appeal Referrals 9/20/73

Hearing Date: 10/30/73

Petition No. Z-2907
Michael & Filomena Rouhana
133 Belgrade Avenue
Roslindale

Petitioner seeks a variance for a change of occupancy from a one family dwelling to a two family dwelling in a residential (R-.8) district. The proposal violates the code as follows:

		Req'd	Proposed
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1500 sf/du	0

The property, located on Belgrade Avenue near the intersection of Walworth Street, contains a 2½ story frame structure. Conversion would be consistent with multi-family character of the area. Recommend approval.

VOTED: That in connection with Petition No. Z-2907, brought by Michael & Filomena Rouhana, 133 Belgrade Avenue, Roslindale, for a variance for a change of occupancy from a one family dwelling to a two family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Conversion would be consistent with multi-family character of the area.


Z-2907
133 BELGRADE AVE.
(ROS.)
FALLON FIELD
TENNIS COURT
STANDS
WALL
ROBERT STREET
SOUTH CONWAY ST
FAIRVIEW SOUTH
BROOKFIELD
ROSLINDALE RAILROAD
PARKING
UNDERPASS
WALWORTH
PENFIELD
DURMELL
METCALF
HASLET
AMHERST
ALBANO
PINEHURST
ROSLINDALE
ORANGE ST.
BELGRADE AVE

Board of Appeal Referrals 9/20/73

Hearing Date: 10/30/73

Petition No. Z-2908
Charles M. Louis
515 East Sixth Street
South Boston

Petitioner seeks a forbidden use and two variances to legalize existing four family occupancy in an apartment (H-1-50) district. The proposal violates the code as follows:

		Req'd	Proposed
Section 8-7.	A dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an H-1 district.		
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1000 sf/du	0
Section 17-1.	Open space is insufficient.	400 sf/du	0

The property, located on East Sixth Street at the intersection of "I" Street, contains a three story frame dwelling. Original legal occupancy was a store and two apartments. Conversion of the former store to only one apartment would be more desirable and consistent with the existing density of the neighborhood. The rear of the building at the second floor level is in a state of disrepair; also, no steps are provided at the "I" Street entrance/exit. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2908, brought by Charles M. Louis, 515 East Sixth Street, South Boston, for a forbidden use and two variances to legalize existing four family occupancy in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial as submitted. Original legal occupancy was a store and two apartments. Conversion of the former store to only one apartment would be consistent with the existing density of the neighborhood. This change should be contiguous with repair of the rear of the building at second floor level and the provision of steps at the "I" Street entrance/exit.


Z-2908
515 EAST SIXTH ST.
(S.B.)
G
H
I
EAST
SIXTH
SEVENTH
EAST EIGHTH
COLUMBIA
STREET
COLEBROOK STREET
DOUGLAS STREET
HAMLIN STREET
WINFIELD STREET
GATE OF HEAVEN CHURCH
BENJAMIN DEAN SCHOOL
ST PETER
MASS 2-30
WM J FOLEY APTS
BOSTON HOUSING AUTHORITY

Board of Appeal Referrals 9/20/73

Hearing Date: 11/13/73

Petition No. Z-2912
Joslin Diabetes Foundation, Inc.
166-170 Pilgrim Road and
15 Joslin Road, Boston

Petitioner seeks five forbidden uses and five variances to combine lots, erect four story addition and change occupancy from hospital, medical clinic, research to hospital, medical clinic, research and commercial in apartment (H-2) and local business (L-1) districts. The proposal violates the code as follows:

		Req'd	Proposed
Section 8-7.	Retail store, drug store, book store are forbidden in an H-2 district.		
Section 8-7.	Restaurant is forbidden in an H-2 district.		
Section 8-7.	Optometrists office is forbidden in an H-2 district.		
Section 8-7.	Bank is forbidden in an H-2 district.		
Section 8-7.	Barber shop, beauty shop, laundry are forbidden in an H-2 district.		
Section 15-1.	Floor area ratio is excessive.	2.0	2.3
Section 18-4.	Front yard is insufficient.	20 ft.	10 ft.
Section 18-3.	Corner traffic visibility is insufficient.		
Section 19-6.	Side yard is insufficient.	20 ft.	0
Section 23-7.	Off street parking is insufficient.	137 spaces	0

The property, located at the intersection of Brookline Avenue and Joslin Road, contains two, four-story apartment structures and a one-story commercial structure which would be demolished. Expansion, to be known as the "Howard F. Root" wing, would enlarge existing out-patient facilities, diabetes treatment unit (18 new beds) and research laboratory facilities; a new cafeteria, medical records area and 13,000 square feet of commercial space would be provided. Proposal also includes extensive remodeling of existing building. Following is recommended: that families and individuals be relocated according to Federal guidelines and regulations; that petitioner submit evidence of agreement with Deaconess Hospital to provide required off-street parking; that plans be submitted to the Authority for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2912, brought by Joslin Diabetes Foundation, Inc., 166-170 Pilgrim Road and 15 Joslin Road in the Fenway Urban Renewal Area, for five forbidden uses and five variances to combine lots, erect four-story addition and change occupancy from hospital, medical clinic, research to hospital, medical clinic, research and commercial in apartment (H-2) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with the following conditions: that families and individuals be relocated according to Federal guidelines and regulations; that the petitioner submit evidence of agreement with Deaconess Hospital to provide required off-street parking; that plans be submitted to the Authority for design review.


Z-2912
166-170 PILGRIM RD.
15 JOSLIN RD.
(B.P.)
MUDDY
RIVER
AUTUMN
PARKING AREA
PLAY GROUND
TENNIS COURTS
DEACONESS HOSPITAL
NEW ENGLAND DEACONESS HOSPITAL
BETH ISRAEL HOSPITAL
HOSPITAL
JOSLIN RD.
LONGWOOD ROAD
DEACONESS ROAD
PARK
PILGRIM ROAD
OVERHILT THORACIC CLINIC
JIMMY FUND RESEARCH LABORATORY
JIMMY FUND BLDG.
MEDICAL BLDG.
SUB STATION
LONGWOOD MEDICAL BLDG.
BINNEY STREET
STEFFT
FRANCIS
NETHERLANDS ROAD
BLACKFAN
SCHOOL

Board of Appeal Referrals 9/20/73

Hearing Date: 11/13/73

Petition No. Z-2913
Catherine V. Flanagan
945 East Second Street
South Boston

Petitioner seeks a variance for a change of occupancy from garage to private club in a local business (L-.5) district. The proposal violates the code as follows:

Section 23-2. Off-street parking not provided.

The property, located at the intersection of East Second Street and Farragut Road, contains a one-story vacant masonry structure originally built as a garage and apparently last utilized as a tavern. Proposed facility (Press Club) would be inappropriate at this site. A public park and an MDC skating rink are located directly opposite on Farragut Road. Critical off-street parking is not provided. Zoning computations have not been submitted, therefore, the number of required spaces cannot be determined. Little City Hall has indicated strong community opposition. Recommend denial.

VOTED: That in connection with Petition No. Z-2913, brought by Catherine V. Flanagan, 945 East Second Street, South Boston, for a change of occupancy from garage to private club in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposed facility would be inappropriate at this site. A public park and an MDC skating rink are located directly opposite on Farragut Road. Critical off-street parking is not provided. Little City Hall has indicated strong community opposition.


PLAYGROUND
SECOND
FARRAGUT
STREET
PARKING AREA
NAZARETH GRADE SCHOOL (GRAM)
BROADWAY
EAST
FOURTH
FIFTH
MARINE
ROAD
Z-2913
945 EAST SECOND ST
(S.B.)

Board of Appeal Referrals 9/20/73

Hearing Date: 10/2/73

Petition No. Z-2917
Thomas Mullaney
26 (Rear) Ericsson Street
Dorchester

The petitioner seeks an extension of a non-conforming use to erect a one-story addition to a restaurant in a waterfront (W-2) district. The proposal violates the code as follows:

Section 9-1. Extension of a non-conforming use requires Board of Appeal approval.

The property, located at the end of Ericsson Street in the Port Norfolk Marina complex, contains a restaurant. Extension would be utilized as a lounge. Facility does not conflict with other marina uses. Recommend approval.

VOTED: That in connection with Petition No. Z-2917, brought by Thomas Mullaney, 26 (Rear) Ericsson Street, Dorchester, for an extension of a non-conforming use to erect a one story addition to a restaurant in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. Facility does not conflict with other marina uses.

Z-2917
26R ERICSSION ST.
(DOR.)



Board of Appeal Referrals 9/20/73

Hearing Date: 10/2/73

Petition No. Z-2925
Northeastern University
74 St. Stephen Street
Boston

Petitioner seeks a conditional use and a variance for a change of occupancy from a one-family dwelling to a dormitory in an apartment (H-3) district. The proposal violates the code as follows:

		Req'd	Proposed
Section 8-7.	A dormitory not upon the same lot as, but accessory to a university, is conditional in an H-3 district.		
Section 23-1.	Off street parking is not provided.	4 spaces	0

The property, located on St. Stephen Street near the intersection of Gainsborough Street, contains a three story masonry structure, presently occupied as a fraternity house. Institutional expansion on this family residential street is unwarranted. The town house structure was never intended for multiple - transitional occupancy. Proposal does not comply with code requirements for conditional use. Recommend denial.

VOTED: That in connection with Petition No. Z-2925, brought by Northeastern University, 74 St. Stephen Street, Boston, for a change of occupancy from a one family dwelling to a dormitory in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Institutional expansion on this family residential street is unwarranted. The town house structure was never intended for multiple - transitional occupancy. Proposal does not comply with code requirements for conditional use.

Z-2925
74 ST STEPHEN ST.
(B.P.)


Z-2900
17 LINDEN ST
(ALLSTON)
MASSACHUSETTS TURNPIKE
CAMBRIDGE
BRIGHTON
AVENUE

Board of Appeal Referrals 9/20/73

Hearing Date: 10/23/73

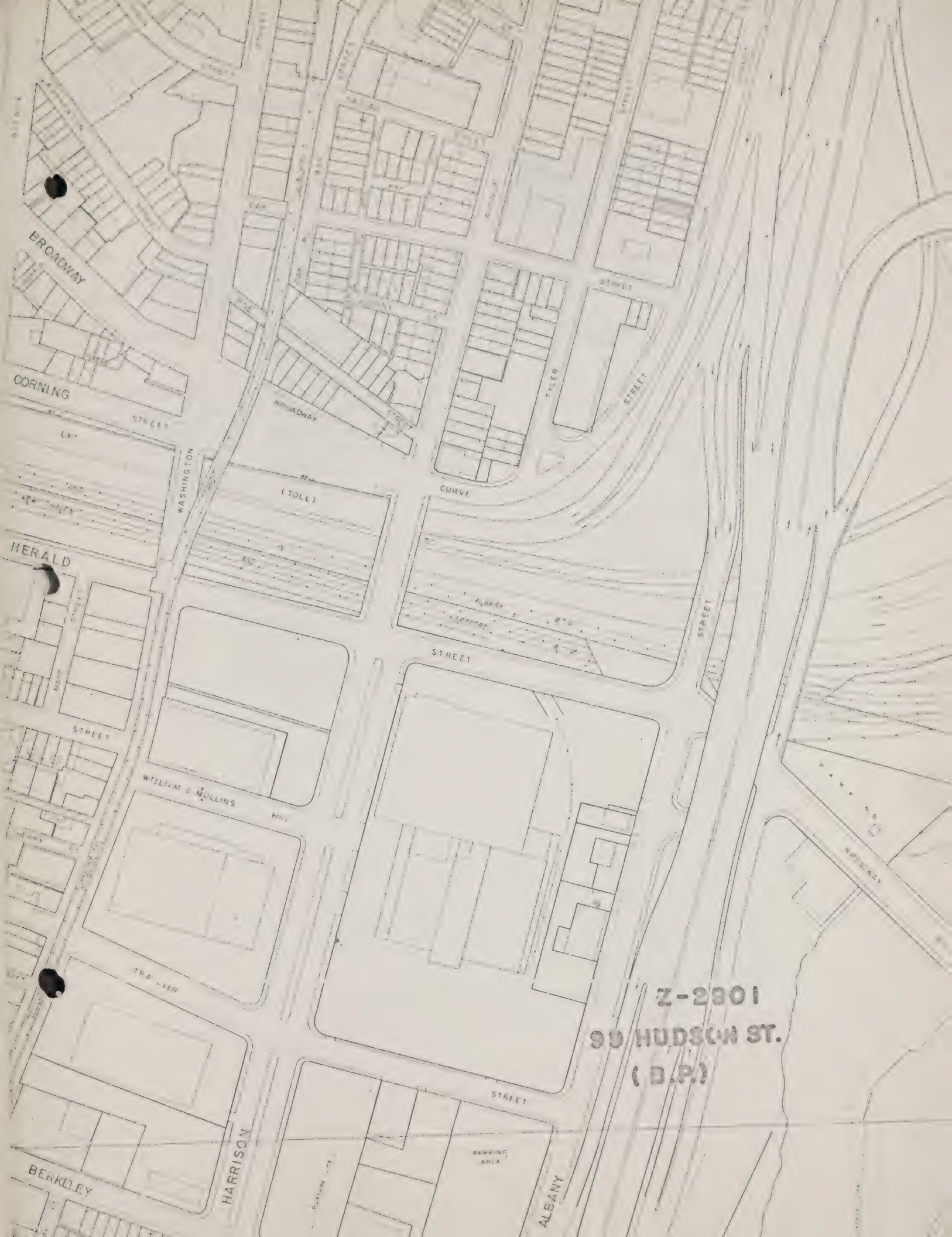
Petition No. Z-2901
Tyler Realty Trust
99 Hudson Street, Boston

Petitioner seeks a forbidden use and three variances to erect a four story addition and for a change of occupancy from three apartments, store and office to ten apartments in a general business (B-4) district. The proposal violates the code as follows:

		Req'd	Proposed
Section 8-7.	A dwelling converted for more families which does not meet the requirements of open space and off street parking is forbidden in a B-4 district.		
Section 17-1.	Open space is insufficient.	150 sf/du	39 sf/du
Section 20-1.	Rear yard is insufficient.	10 ft.	0
Section 23-1.	Off-street parking is insufficient.	3 spaces	0

The property, located on Hudson Street near the intersection of Tai Tung Street in the South Cove Urban Renewal Area, contains a four story masonry structure. Proposed density is unwarranted. Staff would be amenable to six units, provided that space be acquired or leased for off-street parking. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2901, brought by Tyler Realty Trust, 99 Hudson Street in the South Cove Urban Renewal Area, for a forbidden use and three variances to erect a four story addition and for a change of occupancy from three apartments, office and store to ten apartments in a general business (B-4) district, the Boston Redevelopment Authority recommends denial as submitted. Proposed density is unwarranted. The Authority would be amenable to six units provided space be acquired or leased for off-street parking.


BROADWAY
CORNING
STREET
EXT
WASHINGTON
HERALD
STREET
BROADWAY
(TOLL)
CURVE
TYLER
STREET
STREET
STREET
STREET
WILLIAM E MULLINS
BRIDGE
TRAVELER
STREET
HARRISON
BERKELEY
PARKING
AREA
ALBANY
PARK
BROADWAY
Z-2801
99 HUDSON ST.
(D.P.)

Board of Appeal Referrals 9/20/73

Hearing Date: 10/23/73

Petition No. Z-2902
Getty Oil Company
Eastern Operations, Inc.
538 Blue Hill Avenue
Dorchester

Petitioner seeks a variance for the storage of additional gasoline in a gas service station in an apartment (H-1) district. The proposal violates the code as follows:

Section 7-4. Additional storage at variance with former decision of Board of Appeal.

The property, located at the intersection of Blue Hill Avenue and Seaver Street, contains a gas service station. Petitioner requests 4,000 gallons of gasoline in addition to authorized 12,000 gallons of flammables. There is no objection provided that the facility complies with Commonwealth of Massachusetts and City of Boston safety regulations and the Board of Appeal service station guidelines. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2902, brought by Getty Oil Company, Eastern Operations, Inc., 538 Blue Hill Avenue, Dorchester, for a variance for the storage of additional gasoline in a gas service station in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that the facility complies with Commonwealth of Massachusetts and City of Boston safety regulations and the Board of Appeal service station guidelines.



Z-2902
538 BLUE HILL AVE.
(DOR.)

Board of Appeal Referrals 9/20/73

Hearing Date: 10/23/73

Petition No. Z-2906
Calvary Baptist Church
286 Ashmont Street
Dorchester

Petitioner seeks a forbidden use for a change of occupancy from church to church and nursery school in a residential (R-.5) district. The proposal violates the code as follows:

Section 8-7. A nursery school is forbidden in an R-.5 district.

The property, located on Ashmont Street near the intersection of Adanac Avenue, contains a church. The nursery, with accommodations for 30 children, would operate on a school calendar basis during morning hours. Building is currently being utilized for children's summer programs and sunday school. Ample open space is provided. Proposal would benefit neighborhood and community. Recommend approval.

VOTED: That in connection with Petition No. Z-2906, brought by Calvary Baptist Church, 286 Ashmont Street, Dorchester, for a forbidden use for a change of occupancy from church to church and nursery school in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Ample open space is provided. Proposal would benefit neighborhood and community.


Z-2906
256 ASHMONT ST.
(DOR.)
SHEPTON
DENVIR
ST.
EDWIN
STREET
ARGYLE
TER.
STREET
BANTON
ST.
TALBOT
PL.
TALBOT
AVENUE
M.B.T.A. (COVERED UNDERGROUND)
NORTHAM
PK.
TILMAN
ST.
TEMPLETON
BRUCE
STREET
WRENTHAM
WALLS
DRACUT
ADANAC
TER.
ASHMONT
FIRE
STATION
PK.
PEABODY
SQUARE
CADRUTH
RUNDEL
PK.
ELMER
BUSHNELL
HEALTH UNIT
ASHMONT
STREET
LOMBARD
STREET
BARRINGTON
ROWENA
STREET
BEAUMONT
STREET
RAMP
WALL
M.B.T.A. ASHMONT STATION
PARKING
LANE
STREET
FAIRFAX
STREET
PARKING
WALL
STREET